060.0	0006	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,400 /	687,400
					USE VALUE:	687,400 /	687,400
					ASSESSED:	687,400 /	687,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FILOSA GINA M &
Owner 2:	WILCOX ANDREW J
Owner 3:	
Street 1:	159 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROMLEY ANGUS C -
Owner 2:	-
Street 1:	159 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,864 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3864.000	312,300		375,100	687,400
Total Card	0.089	312,300		375,100	687,400
Total Parcel	0.089	312,300		375,100	687,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.98 | /Parcel: 466.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40173
GIS Ref:
GIS Ref:
Insp Date: 10/03/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,500	0	3,864.	375,100	687,600	687,600	Year End Roll	12/18/2019
2019	101	FV	242,800	0	3,864.	369,800	612,600	612,600	Year End Roll	1/3/2019
2018	101	FV	242,800	0	3,864.	284,000	526,800	526,800	Year End Roll	12/20/2017
2017	101	FV	242,800	0	3,864.	268,000	510,800	510,800	Year End Roll	1/3/2017
2016	101	FV	242,800	0	3,864.	246,500	489,300	489,300	Year End	1/4/2016
2015	101	FV	237,100	0	3,864.	230,400	467,500	467,500	Year End Roll	12/11/2014
2014	101	FV	237,100	0	3,864.	212,200	449,300	449,300	Year End Roll	12/16/2013
2013	101	FV	237,100	0	3,864.	212,200	449,300	449,300		12/13/2012

!5287!

PRINT

Date	Time
12/10/20	20:11:49

LAST REV

Date	Time
03/02/17	09:42:38
danam	
5287	

USER DEFINED

Prior Id # 1:	40173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROMLEY ANGUS C	64436-151		10/30/2014		592,258	No	No		
GHAUS HARRIS &	54332-424		2/25/2010		487,000	No	No		
GENTILE RICHARD	30158-438		5/12/1999		275,000	No	No		
HENN-KANAI SHAR	25030-154		12/1/1994		189,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2017	176	Manual	2,000	C				
9/18/2015	1379	Redo Bat	12,670		9/18/2015			Remodel bathroom.
4/7/2015	294	Manual	2,591					Air sealing and in
3/31/2015	266	Manual	5,900					Rebuild left porti
9/4/2007	772	Re-Roof	7,100					

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2016	Measured	DGM	D Mann
10/3/2016	Permit Visit	DGM	D Mann
5/26/2015	Permit Insp	PC	PHIL C
3/5/2009	Measured	372	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
3/4/2000	Inspected	197	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
7/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3864		Sq. Ft.	Site		0	70.	1.39	6									375,145						375,100	

Total AC/HA: 0.08871 | Total SF/SM: 3864 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 375,145 | Spl Credit | Total: 375,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383702
Depreciation:	71368
Depreciated Total:	312333

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

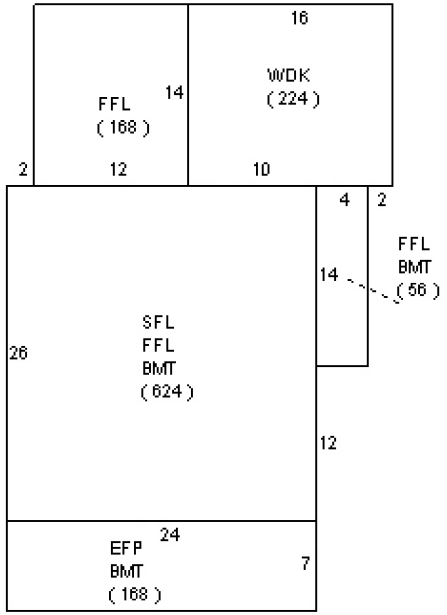
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	115.15
Final Total:	312300	Val/Su SzAd	212.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	848	49.610	42,071
FFL	First Floor	848	165.380	140,238
SFL	Second Floor	624	165.380	103,194
WDK	Deck	224	10.260	2,297
EFP	Enclos Porch	168	42.560	7,150

Net Sketched Area:	2,712			Total:	294,950
Size Ad	1472	Gross Are	2712	FinArea	1472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	